

ARCHITECTURAL REVIEW BOARD

October 8, 1985

MEMBERS PRESENT: Paul Cable
Jouett Sheeting
Charlotte Stagner (3)

MEMBERS ABSENT: Norm Dooley
Stewart Harrod (2)

There being a quorum, the meeting was called to order by Chairman Sheeting.

The first item of business on the agenda was approval of the minutes of the meeting of September 10, 1985. Mr. Cable stated that on the last page of the minutes, Mr. Harrod's name was misspelled. Mrs. Stagner made a motion that the minutes be approved with that correction being made. Mr. Cable seconded the motion. The motion carried unanimously.

The first item of discussion was listed under old business. A request was made by Motra Enterprises for approval for the construction of a new storefront at 236 W. Main. Mr. Randy Shipp, Main Street Manager, was present and gave the staff report. He stated that the applicant wishes to install a new storefront at 236 W. Main. The existing aluminum and plate glass storefront would be removed. The proposed storefront would consist of two adjacent display windows flanked by two doors. The display windows would set atop two kick panels and the entire storefront would be capped with a row of transom windows. When the aluminum panels are removed, the ornamental quoins and cornice will be exposed and repaired where necessary. Following further discussion, Mrs. Stagner made a motion that a Certificate of Appropriateness be issued and the request approved as presented. Mr. Cable seconded the motion. The motion carried unanimously (3-0).

The next item of business was also listed under old business. A request was made by FBM Properties for approval for installation of awnings on the McClure Building at 306 W. Main. Mr. Shipp stated that this item had been on the Board agenda approximately two months ago. The Board did not like the placement of awnings as submitted. Mr. Steve Baser, representative of FBM Properties, had stated at that time that if the awnings had not been ordered, he would change the design. Mr. Baser was present tonight and stated that the awnings had already been ordered. He stated that the frames that are made to hold the awnings would be very expensive to change. The awnings would be Kelly Green. Following further discussion, Mr. Cable made a motion that a Certificate of Appropriateness be issued as requested. Mrs. Stagner seconded the motion. The motion carried unanimously. It is noted that the Board approved this request with reservations.

The final item of old business was mentioned by Mr. Shipp. He stated that it was possible that the State Journal was going to do a feature story on the Architectural Review Board and tie it in with the fact that the city was going to be given Certified Local Government status.

The next item on the agenda was new business. A request was made by Mr. & Mrs. Kenton McDonald for approval to construct a two car garage at 410 Wapping. Mr. Shipp gave the staff report on this item. He stated the applicant wishes to construct a two car garage to the rear of the property. He stated that the one story building would be 24' x 24' and of brick veneer construction. The south elevation would contain two standard sash windows, while the west elevation would contain only one.

The east elevation would contain one standard door as well as a window. The north elevation would contain two lift up garage doors. The gable roof would be covered with asphalt shingles. Mr. Shipp noted that a letter was received from Mr. Brown on Petticoat Lane in favor of the request. Mrs. Stagner made a motion that a Certificate of Appropriateness be issued and the request be approved as submitted. Mr. Cable seconded the motion. The motion carried unanimously.

The next item on the agenda was a request from Mr. & Mrs. Kenton McDonald for approval for the removal of an existing frame addition from the east elevation of property located at 410 Wapping. The request also includes approval to place a new door over the basement entrance on this property. Mr. Shipp gave the staff report on this item. He stated that the applicant wishes to remove a dilapidated frame addition to the residence at 410 Wapping Street. He added that this addition was made after the house was constructed. This addition is of frame construction with rows of large windows. No maintenance has been done to this addition during the past 20 years, which led to the current deteriorated condition. When removed, the existing door and stoop from the brick house will remain. New cellar style doors will be constructed over the basement entrance. Mr. Cable made a motion that a Certificate of Appropriateness be issued and the request be approved as presented. Mrs. Stagner seconded the motion. The motion carried unanimously.

The next item of business was a request from the First United Methodist Church for approval for the demolition of corrugated metal garages at the rear of the property located at 207 Washington Street. Mr. Shipp stated that the applicant wishes to demolish an existing three bay garage located at the rear of the property. This one story garage is covered with corrugated metal panels with a shed room. This garage extends across the width of the property with access from a rear alley on Madison Street. A motion was made by Mrs. Stagner to grant approval for demolition as requested. Mr. Cable seconded the motion. The motion carried unanimously.

The next item of business was a request from First United Methodist Church for approval for the removal of the garage addition from the west wing of property located at 320 Wapping. Mr. Shipp stated that the existing house was built c.1812 and modified to its present Gothic Revival appearance by 1850. The one story brick garage with shed roof was added during the twentieth century. The applicant proposes to remove this garage in order to expose the original wall surface. This action will allow easier access to the rear yard as the garage runs to the rear property line at this time. Mr. Cable made a motion that the request for removal be granted as presented. Mrs. Stagner seconded the motion. The motion carried unanimously.

The final item of business was a request from John McCauley for the establishment of the side yard setbacks for property located at 322 W. Fourth. Mr. Shipp stated that when the property was recently purchased, the legal boundary along the east side did not agree with the traditional boundary line that is defined by the existing fence. The grantor is in agreement that the fence line would be the appropriate property line as far as the sale of the property is concerned. The proposal is to use the existing fence line as the legal property line. This fence line has traditionally been the lot line. The proposed line will fall equidistant between the two existing houses. This would mean that the sideyard setback would be 4'. Mrs. Stagner made a motion to issue a Certificate of Appropriateness as presented. Mr. Cable seconded the motion. The motion carried unanimously.

Mr. Cable made a motion to adjourn. Mrs. Stagner seconded the motion. The motion carried unanimously.


CHAIRMAN